007.0	0006	0024.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	974,200 /	974,200
					USE VALUE:	974,200 /	974,200
					ASSESSED:	974,200 /	974,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35	-37	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI DOMENICO GAETANO-ELISA
Owner 2:	
Owner 3:	
Street 1:	35 ALFRED RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,706 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2690 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5706.000	501,300		472,900	974,200
Total Card	0.131	501,300		472,900	974,200
Total Parcel	0.131	501,300		472,900	974,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.16 | /Parcel: 362.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 6834

GIS Ref

GIS Ref

Insp Date 02/14/18

!734!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	501,400	0	5,706.	472,900	974,300	974,300	Year End Roll	12/18/2019
2019	104	FV	391,200	0	5,706.	502,500	893,700	893,700	Year End Roll	1/3/2019
2018	104	FV	391,200	0	5,706.	366,500	757,700	757,700	Year End Roll	12/20/2017
2017	104	FV	368,200	0	5,706.	319,200	687,400	687,400	Year End Roll	1/3/2017
2016	104	FV	368,200	0	5,706.	271,900	640,100	640,100	Year End	1/4/2016
2015	104	FV	330,400	0	5,706.	266,000	596,400	596,400	Year End Roll	12/11/2014
2014	104	FV	330,400	0	5,706.	218,700	549,100	549,100	Year End Roll	12/16/2013
2013	104	FV	343,000	0	5,706.	208,100	551,100	551,100		12/13/2012

PRINT

Date	Time
12/10/20	16:27:48

LAST REV

Date	Time
03/05/18	09:12:02
ekelly	
734	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10910-435		8/25/1965			No	No		N

USER DEFINED

Prior Id # 1:	6834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2018	MEAS&NOTICE	BS	Barbara S
4/30/2009	Measured	372	PATRIOT
9/23/1999	Meas/Inspect	264	PATRIOT
8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5706		Sq. Ft.	Site		0	80.	1.04	1									472,945						472,900	

Total AC/HA: 0.13099 | Total SF/SM: 5706 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 472,945 | Spl Credit | Total: 472,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11501324
Const Adj.:	0.99470204
Adj $ / SQ:	188.548
Other Features:	146500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681175
Depreciation:	179830
Depreciated Total:	501344

COMMENTS

KITCHEN IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

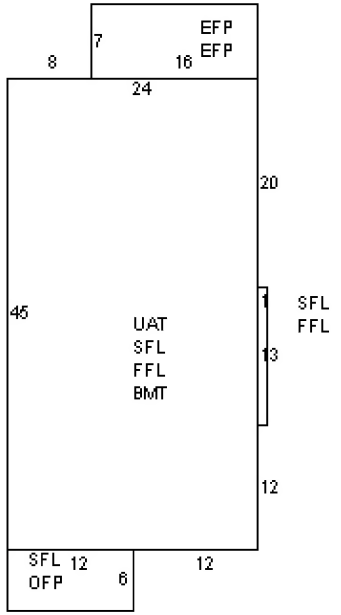
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.55
Special Features:	0	Val/Su Net:	128.41
Final Total:	501300	Val/Su SzAd	222.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,165	188.550	219,658
FFL	First Floor	1,093	188.550	206,083
BMT	Basement	1,080	71.270	76,973
UAT	Upper Attic	270	75.420	20,363
EFP	Enclos Porch	224	39.170	8,774
OFP	Open Porch	72	39.210	2,823

Net Sketched Area:	3,904	Total:	534,674
Size Ad	2258	Gross Are	4714	FinArea	2690
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0006-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	